

SECTION III – AREA PLAN

PLAN ALTERNATIVES

The Planning Team, working in cooperation with the East Mountain Area citizen committees, the inter-agency Technical Team, and the public, prepared three draft plan concepts for guiding future growth in the area. The plan alternatives addressed the following planning objectives:

1. Resource Preservation:
 - Water Quality and Quantity
 - Visual Resources
 - Open Space
 - Slopes/Vegetation
2. Commercial Development Should Occur in Designated Areas
3. Maintain Rural Character during Development
4. Environmentally Safe Wastewater Regulations
5. Ensure Pre-Platted Lots meet Environmental Protection Criteria

All three alternatives assumed that future commercial development would be allowed only in designated centers, and the final plan reflects this philosophy. The commercial centers shown on the Proposed Transportation Network and Commercial Nodes Map (following page ____) are based upon existing cultural and commercial villages, with a moderate area available for future expansion. New commercial development occurring in designated areas will eliminate endless commercial sprawl along the highways and future degradation of the rural character of the area. Limiting commercial development in the area has been a high priority of the citizen committees, the questionnaire respondents, and the public throughout the planning process. The existing commercial centers are located in: Tijeras, Cedar Crest, San Antonito, the junction of Highway 333 (Historic Route 66) and Highway 217, and Chilili. In addition, two small neighborhood commercial centers have been shown at Kuhn Road and the intersection of Highways 337 and 217.

The Historic Route 66 (Highway 333) corridor has developed with a mix of warehouse/storage yards, light industrial, and commercial/retail uses. Future commercial and employment uses should be encouraged in the Route 66 corridor.

The planning concepts differed primarily in the way they treated future residential development. **Concept A** utilized a traditional zoning approach with large and very-large lot zoning being suggested. This alternative would have required the establishment of new large-lot zoning categories, and the “downzoning” of unplatted areas. **Concept B** promoted a traditional large-lot zoning approach in combination with cluster development, where smaller lots could be established in combination with preservation of community open space, if community water and sewer systems were provided. This alternative would have allowed both large and small lot development dependent upon the type of services available. **Concept C** was for a performance-based zoning approach administered through a unified development code that evaluated all new development on its ability to meet certain criteria, or

levels of performance. Therefore, no lot sizes would be established per se (the underlying zoning could remain), but would be dependent upon the development's ability to meet performance criteria that includes: natural resources, development intensity, water/wastewater facilities, and design guidelines.

These three concepts were reviewed in meetings with the various committees, technical teams, and the public during late November and early December 1991. Both positive and negative aspects of each concept were presented. All three of the concepts could address future development on unplatted lands (although "downzoning" to very-large-lot categories may have had legal repercussions on the "takings" issue in some cases). Where the concepts really differed was in their treatment of the pre-platted lots. This turned out to be a crucial difference based on the County Assessor's data showing the amount of undeveloped pre-platted small lots already in existence in the area (over 5,000 parcels less than 2 acres in size, and over 10,000 acres platted in tracts less than 5 acres in size). Large lot zoning in a traditional approach really did not impact these existing platted areas.

The performance-based criteria for evaluating new development was the only concept that addressed impacts from pre-platted and unplatted areas in a manner that could still meet the planning objectives and require environmentally safe development. The Area Plan is based upon all residential development being evaluated in the future on a performance-based system, which is described further in the next section.

FINAL AREA PLAN

The Area Plan (illustrated on the Proposed Transportation Network and Commercial Nodes Map) reflects the land use goals of this planning effort. The commercial centers previously described are also shown. Transportation corridors (existing and proposed) are indicated. The Area Plan provides for a combination of regional and local transportation routes designed to meet the travel demands of the Area while taking the existing rural character into consideration. The primary circulation system for the East Mountain Area includes Highway 14, Frost Road, Highway 217, Highway 222, Highway 337, and the I-40 / Highway 333 (Historic Route 66) Corridor. This system provides primary access to all portions of the East Mountain Area. Local secondary connections have also been shown which provide additional rural roadway access to more remote portions of the Area.

Development in the area will be evaluated on performance-based standards. Performance standards are based on measurements of the effects or the performance of land use activities. They define impacts and levels of performance on a site by site basis. They do not preclude or restrict development so long as the performance criteria can be met. Because of the requirement to meet certain criteria rather than uniform standards, development is encouraged to be creative and well designed. Performance-based systems are more flexible for the development and building community to use. The performance criteria would encompass the following:

- **Natural Resources**

Water quality and quantity, visual resource protection, topography/slope, existing vegetation preservation, wildlife habitat and migration corridors, sensitive lands identification (riparian areas, etc).

- **Development Intensity**

Overall density of development (flexible so long as other criteria are met), traffic generation, terrain sensitivity, adjacent land use compatibility.

- **Water/Wastewater Facilities**

Preservation of water quality and quantity must be ensured through careful design of traditional (where environmentally appropriate) and alternative wastewater treatment facilities (see Appendix B).

- **Design Guidelines**

Emphasis is on impacts rather than specific uses, encourages creative solutions and designs, proactive approach to the quality and character of development.

UNIFIED DEVELOPMENT CODE

The performance criteria are envisioned to be implemented in one Unified Development Code for the East Mountain Area, which essentially combines all pertinent sections of county ordinances by providing only one set of rules for the area, provide for more flexibility than traditional codes, encourage creativity and sensitivity in new development, mandate environmentally responsible development, protect the rural character of the area, and help to protect the ground water quality of the area. The performance criteria would not invoke the “takings” issue involved with downzonings, as it does not eliminate reasonable use of any land so long as base criteria (which are uniform and evenly applied) can be met.

Performance zoning and subdivisions will be a new concept for people to learn, and as is the case with all new concepts, there will be a period of training as everyone climbs the learning curve. Once in place and learned, however, performance based evaluations are simpler to administer than traditional approaches because they are fair, logical, and less subjective. Both developers and city/county reviewers speak favorably of performance based systems in areas where they have been used.

Implementation of the Area Plan will require some follow-through on behalf of Bernalillo County. Specifically, a Unified Development Code based on Performance Standards should be developed and adopted as soon as possible to ensure that the policies of the plan will become reality. Development of the code should involve a technical team that includes members from all Bernalillo County code enforcement functions. In addition, training of all staff charged with evaluating new development in the East Mountain Area must occur. Once these steps are taken, the East Mountain Area Plan will be in effect, and the collective vision of the residents will begin to bear fruit.

The following section on policies and implementation include additional recommendations for future actions to guide growth in the East Mountain Area into the next century.

(Insert Map – Transportation and Commercial Nodes)

POLICIES AND RECOMMENDATIONS

“The regulatory process will not merit public trust and respect unless decisions are based on consistent policies and plans.”

***- William K. Reilly
The Use of Land; A Citizen’s Policy Guide to Urban Growth***

The Area Plan for the East Mountain Area of Bernalillo County must recognize the goals and objectives of residents, the unique character of the area, and its sensitive environmental conditions. All of these factors, when combined, provide direction and guidance for the drafting of land use and development policies specifically tailored for this area.

The first two sections of this document lay the foundation and describe the issues facing the East Mountain Area. Additional information is also provided in Part I: Citizen Participation, which was prepared as a companion document to the East Mountain Area Plan.

The following recommendations call for a very aggressive course of action in order to implement the Goals and Objectives of the East Mountain Area Plan. These actions will only be possible if the necessary funds and personnel are available to the affected County Departments. All recommendations are predicated upon the availability of the necessary resources.

“We must allow for the possibility that we can only understand something truly by knowing its future, its fruits, its consequence.”

***- Frederick Turner
“A Field Guide to the Synthetic Landscape”, 1988***

PLAN PHILOSOPHY

The East Mountain Area is faced with several challenges relative to development and future growth. The following information summarizes the foundation for the Area Plan:

- The area has scenic qualities and an existing rural character which is unique to Bernalillo County, beautiful, and vulnerable;
- Development and growth is inevitable and must be accommodated;
- Uncontrolled development will be destructive to the Area’s character and environment;
- Responsible development and observance of basic conservation principals can avert environmental degradation.

The land belongs to the future.”

***- Willa Cather
“O Pioneers!”, 1913***

LAND USE

1. Bernalillo County shall guide future development and land uses in accordance with the specific environmental factors affecting each site. These factors include:
 - a. water availability and quality
 - b. wastewater disposal and treatment
 - c. steep slope areas / erosion control
 - d. floodplain / arroyo corridors
 - e. visual characteristics
 - f. vegetation
 - g. soil types
 - h. fire breaks in forested areas.
2. All existing and future developments in the East Mountain Area (new subdivisions, new land divisions, and existing lots of record) have the potential to degrade the existing character and environmental conditions and must be controlled to prevent future degradation.
3. Subdivision, land divisions, and development on existing lots in areas of poor soils, steep slopes, wildlife habitat areas, and high scenic quality areas shall require special consideration relative to water supply, wastewater treatment, building siting, road layouts, drainage, and subdivision design.
4. Commercial development should occur in the commercial nodes identified on the Transportation Network and Commercial Nodes Map or in Master Plan areas approved by Bernalillo County.
5. In areas with poor soils, steep slopes, wildlife habitat, and high scenic quality, clustering of development in areas most suitable for any development should be encouraged in association with permanent open space provisions to Bernalillo County.
6. Average residential density for any new subdivision or land division within the East Mountain Area shall not be approved at less than 2 acre net lot size per single-family dwelling unit.
7. Agricultural Uses within the East Mountain Area should be preserved by Bernalillo County through continued and enhanced tax incentives.
8. New, small-scale agricultural activities such as light crop production, home gardening, and animal husbandry should be encouraged where consistent with environmental conditions.
9. New agricultural uses requiring extensive irrigation water (1,000 gpm or more) should be limited to areas with sufficient available water.
10. New employment uses shall be of an appropriate scale to meet the needs of the area residents and not degrade the environment.
11. Bernalillo County shall prepare a detailed Commercial Centers Plan (Rank 3 equivalent) with design guidelines and an overall transportation network. Commercial Nodes identified on the Proposed Transportation Network and Commercial Nodes map are meant to indicate approximate locations for future commercial activity. The exact dimensions and parcel boundaries shall be determined as part of the Commercial Centers Plan.

12. Bernalillo County shall prepare a water and liquid waste infrastructure study and develop a wastewater services options analysis for the East Mountain Area.

OPEN SPACE AND RECREATION

1. Bernalillo County shall continue to work in conjunction with the National Forest Service regarding expansion of recreational facilities in the East Mountain Area.
2. Bernalillo County Parks and Recreation Department shall pursue the acquisition and/or preservation of the major open space areas identified in the Rural Character section of this report (see page ____).
3. Bernalillo County Parks and Recreation Department, in cooperation with area residents, shall develop a program for development and installation of interpretive signage for historic, natural, and archeological features or events along the rural and scenic roadways in the East Mountain Area.
4. Bernalillo County Zoning, Building and Planning Department shall encourage clustered housing, designation of non-buildable areas, and setting limitations on building envelopes in order to preserve key visual and environmental resources including arroyos, steep slope areas, ridgetops, etc.
5. Bernalillo County Parks and Recreation Department shall work with the National Forest Service and City of Albuquerque Open Space Division concerning joint efforts for the provision of trails, trailheads and parking lots, group gathering sites, outdoor classrooms, handicapped access to open space, and acquisition of more open space.
6. Bernalillo County shall prohibit the discharge of firearms on any public lands in the East Mountain Area (unless an authorized law enforcement permit has been granted) similar to existing regulations approved by the US Forest Service.
7. Bernalillo County shall prepare a detailed East Mountain Area Natural Resources Plan (Rank 3 equivalent) to include visual, wildlife, and recreational resources.
8. New subdivisions and land divisions shall be required to provide trail connections and/or access to trails on adjacent public or private lands as designated on an approved trail plan prepared in conjunction with the East Mountain Area Natural Resources Plan.
9. Bernalillo County shall work with the Village of Tijeras on development and funding of regional community facilities such as the existing Community Center, or proposed Library, Museum, and Mountain Arts Cultural Center.

CIRCULATION AND TRANSPORTATION

The Area Plan establishes a regional and local road circulation network which provides access to all residential and recreation areas in the Area. Regional Circulation routes provide access through the area and access to regional attractions such as Sandia Crest, Sandia Peak Ski Area, and Cibola National Forest. The local circulation routes provide access to more remote residential areas and provide alternative access routes to the regional thoroughfares. The Transportation Network and Commercial Nodes Map illustrates the overall circulation network and several proposed improvements.

1. The primary intra-mountain circulation network consisting of Hwy 14, Frost Road, Hwy 217, Hwy 337 and Historic Route 66/I-40 should be improved and maintained to provide safe, efficient year-round access.
2. Secondary circulation routes including Gutierrez Canyon (not necessarily paved) and Vallecitos Road/Meadow Drive/Sedillo Hill Road should be maintained as rural roadways providing alternative north-south connections from I-40 to the residential development to the north.
3. Bernalillo County Public Works Department shall improve the connection from Hwy 337 to 217 through Juan Tomas as a secondary local connection. This roadway should remain a rural gravel roadway (not paved).
4. Bernalillo County Public Works Department shall work with the New Mexico Highway Department to integrate the design of an interchange at Hwy 217 and I-40.
5. Bernalillo County Public Works Department shall prepare a location study for at least one Park & Ride lot in the area.
6. Bernalillo County Public works Department shall pursue methods to gravel and maintain all appropriate high traffic roadways in the East Mountain Area to reduce dust and air pollution.
7. Bernalillo County should limit individual driveway access for new land divisions and subdivisions onto all regional and local primary roadways wherever reasonable access can be provided through other existing rights-of-way or interior circulation streets.
8. Future traffic signals should be installed in the East Mountain Area only where they are needed to reduce safety hazards.

NATURAL ENVIRONMENT

The East Mountain Area has seen rapid population growth over the past 10 years, and when combined with the sensitive environmental conditions (soils, steep slopes, and hydrogeology) there have been resulting environmental problems. These problems include groundwater contamination, groundwater mining (in some areas threatening the existing wells), and erosion. The Area Plan recommends specific performance criteria be developed in order to ensure that future development in the East Mountain Area does not negatively impact the environment.

1. In order to minimize environmental and visual damage from new buildings in the East Mountain Area, Bernalillo County Zoning, Building and Planning shall require that all subdivision, land division, and building site plans include:
 - a. Topography designating areas between 15% and 25% slope and over 25% slope, and ridgetops
 - b. Existing generalized vegetation
 - c. Existing floodplains/arroyos, wetlands, and riparian areas
 - d. Existing roads and/or trails

- e. Cleared and graded areas not to exceed minimum required for roadways, home, accessory building, wastewater treatment, animal husbandry (where allowed by zoning) and driveway construction.
- 2. Bernalillo County shall improve enforcement of ordinances associated with and require mandatory community service as a penalty for unlawful littering and dumping in the East Mountain Area. In addition, Bernalillo County shall at all times maintain at least one solid waste transfer station in the area.
- 3. Bernalillo County shall work with Area residents to implement an area-wide recycling program.
- 4. Bernalillo County Zoning, Building and Planning Department shall require new buildings in the Area to have low-emissions fireplaces and wood-burning stoves.
- 5. Bernalillo County Zoning, Building and Planning Department shall encourage the use of native plant materials and Xeriscape low water use principles within the East Mountain Area.
- 6. Bernalillo County Zoning, Building and Planning Department shall require that all cut and fill slopes associated with development in the East Mountain Area be revegetated with natural plant materials and/or rip-rapped with natural stone or chemically treated concrete to blend with the natural setting.
- 7. Bernalillo County shall encourage the development of individual conservation plans for properties of 10 or more acres in cooperation with the Ciudad Soil and Water Conservation District.

WATER AND WASTEWATER

- 1. Bernalillo County Environmental Health Department shall prepare and/or update ordinances governing the approval and construction of community water and wastewater systems to be in compliance with the East Mountain Area Plan and other applicable County plans.
- 2. Bernalillo County Environmental Health Department shall prepare and/or update design and construction standards for community water and wastewater systems.
- 3. Bernalillo County Environmental Health Department shall prepare construction and design standards for individual water wells.
- 4. Bernalillo County Environmental Health Department shall prepare standards and procedures for effluent quality and monitoring for community wastewater systems.
- 5. Bernalillo County Environmental Health Department shall establish a process for the review and approval of community water and wastewater systems.
- 6. Bernalillo County Environmental Health and Public Works Departments shall actively seek grants, loans, Federal and State special appropriations, and provide other funding sources to assist in the construction and customer connection and utilization of community water and wastewater systems in conformance with approved area plans, and seek to establish public/private and intergovernmental

agreements for continued operation, maintenance and administration of any publicly funded community water or wastewater systems.

7. Bernalillo County Environmental Health Department shall prepare an informational booklet on residential on-site liquid waste disposal systems and make it available to all East Mountain Area residents. The booklet shall include the following:
 - a. how the system works, including components of the system;
 - b. proper care and maintenance tips and schedule;
 - c. potential problems, how to spot them, how to avoid and/or correct them;
 - d. information on new technologies.

8. All new subdivisions and land divisions in the East Mountain Area shall be required to study the effects of the development upon the groundwater supply over a 100-year period (prepared by a Hydrogeologist or Groundwater Hydrologist).

***Note:** The State Engineers Office administers the Sandia and Estancia Basins on a 40-year basis, and will not certify water supplies beyond that point.*

9. In all areas determined by an on-site soil depth and permeability evaluation approved by County Environmental Health as having moderate or severe restrictions on the development of septic tank drain fields, whether for new building permits, subdivisions, or land divisions, the drain fields must meet minimum standards provided in Appendix A. In those soils where drain fields are not recommended, an alternative system which can be demonstrated to mitigate the adverse impacts of discharging sewage to the environment must be provided. (See Appendix B for alternatives.)
10. Bernalillo County Zoning, Building and Planning Department shall require that all new buildings in the East Mountain Area have ultra-low flush toilets (less than 2 gallons per flush) and low-flow plumbing fixtures unless alternative liquid waste systems proposed would be better served by higher water volumes.
11. Bernalillo county Building, Zoning and Planning Department shall require that for new developments of 25 dwelling units or more, developers and builders must provide either:
 - 1) connection to a regulated sewer system;
 - 2) centralized collection and treatment of wastewater (including nitrogen removal);
 - 3) approved alternative on-site non-discharging systems; or
 - 4) conventional systems that meet the requirements specified in the Bernalillo County Liquid Waste Ordinance, *and* an acceptable hydrogeologic report.
12. Bernalillo County Public Works Department shall prepare a Wastewater Service Options Study for the East Mountain Area to include:
 - a. Evaluation of wastewater treatment options for the major subdivisions and population centers in the East Mountain Area.

- b. Comparison of the costs and benefits of all wastewater treatment options as they pertain to specific development areas.
 - c. Exploration of financing and management techniques for the various options.
13. Bernalillo County shall pursue the establishment of an incentive program (revolving loan fund, matching funds, grants) to promote the upgrade of existing septic systems to non-polluting alternatives in areas experiencing problems with septic tank effluent (groundwater pollution, well contamination, or public health hazard).

DRAINAGE

1. Bernalillo County Public works Department shall prepare an overall drainage management plan for the entire East Mountain Area.
2. Future trail locations in conjunction with arroyos shall be coordinated with drainage requirements to ensure safe horizontal and vertical clearance between the trails and the arroyos. Due to potential flash flooding in natural arroyos (where the people in the lower reaches may not be able to see a cloud burst in the upper reaches of the drainage basin due to the topography), it is imperative that all trails be placed at an elevation which is above the water surface during a 100-year storm event plus the desirable freeboard. Additionally, due to the wave action in the natural arroyos, a prudent buffer or adequate horizontal and vertical clearance between trails and arroyos should be provided.
3. Bernalillo County Public Works Department shall require all future subdivisions and land divisions in the East Mountain Area to submit an Erosion and Sediment Plan (during and after construction) for review and approval.
4. All development shall comply with the Federal Stormwater Quality regulations promulgated by the US EPA and as administered by Bernalillo County, the City of Albuquerque, or any other local governmental entities.

HISTORIC AND ARCHEOLOGICAL SITES

1. Bernalillo County Building, Zoning and Planning Department shall require a letter from the New Mexico Office of Cultural Affairs concerning archeological resources for any proposed development in the East Mountain Area and prior to development, excavation, or grading of any site containing known archaeological or historical sites, Bernalillo County shall require, review, and approve a mitigation plan when sites are identified by the State Historic Preservation Division as significant sites.
2. Bernalillo County shall promote preservation of historic structures in the Area through the following actions:
 - a. encourage private preservation of historic structures
 - b. explore the feasibility of adaptive reuse of historically significant structures for public or other community uses.

- c. Provide support for practical historic preservation programs which will benefit East Mountain Area residents
 - d. Apply for matching funds from the State Historic Preservation Division for an area survey of historic structures. State and/or National Historic Register nominations shall be prepared as a deliverable of survey.
3. Bernalillo County Parks and Recreation Department shall review and evaluate existing archeological sites and pictographs for inclusion and purchase as County Open Space.

IMPLEMENTATION ACTION PLAN

Due to the unique environmental conditions in the East Mountain Area, the following action will be taken by Bernalillo County to implement the policies identified in this plan.

- 1. Bernalillo County shall prepare a Unified Development Code specifically for the East Mountain Area. This Code will include all applicable County ordinances. Ordinances shall be modified as follows:
 - a. The **subdivision regulations** shall be amended to include performance criteria as outlined below;
 - b. The **land division regulations** shall be amended to include performance criteria to be developed as outlined below;
 - c. The **liquid waste ordinance** (88-1) shall be amended to include site-specific on-site evaluations of soil depth, percolation rate and permeability. The ordinance shall also include guidelines regarding accepted alternative non-polluting systems; and
 - d. The **building code** shall be amended to require the installation of ultra-low flush toilets (less than 2 gallons per flush) and low flow plumbing fixtures in all new construction in the East Mountain Area (unless alternative liquid waste systems proposed would be better served by higher water volumes). The Building Code shall also require fire-resistant building materials and encourage sprinkler installation in forested areas, and require that all fire places and wood burning stoves be low-emissions.
- 2. The following ordinances shall be prepared for the Unified Development Code:
 - a. **Archaeological / Historic preservation Ordinance** – This ordinance will require an archaeological and historical site inventory prior to site division/development and establish a process for preservation, protection, and mitigation of identified sites.
 - b. **Natural Resource Conservation** – The purpose of this ordinance is to establish protective regulations for trees, native grasses, topsoil, and wildlife within the East Mountain Area to avoid, control, and/or mitigate problems of drainage, soil erosion, air and noise pollution and for the purpose of preserving the Area's scenic qualities. The intent of the ordinance shall be to

encourage the preservation of the maximum number of existing trees, native grasses, topsoil and wildlife within the East Mountain Area.

3. Performance criteria shall be developed in order to achieve the following objectives and performance levels:

- a. **Water**

1. Reduction in per capita water consumption
2. Maintenance of a 100-year water supply
3. Elimination of environmental degradation from groundwater mining, water importation, and/or inefficient water use.
4. Preservation of the quality of the groundwater supply
5. Encourage water harvesting and recharge/injection wells which meet state and EPA criteria to provide for aquifer recharge.

- b. **Wastewater**

1. Elimination of conventional septic tanks and drain fields for lots having soils identified as not appropriate by on-site permeability, percolation, and soil depth analysis.
2. Minimize the potential for groundwater pollution
3. Revise the permit fees to fund an adequate inspection, review, and enforcement program.

- c. **Visual Resources**

1. Bernalillo County should undertake preservation of key visual resources which may include slope areas greater than 25 percent, ridgetops, open meadows and forested areas

- d. **Neighborhood Compatibility**

1. Promote land development and use that is compatible with adjacent properties (should not be used to justify smaller lots than otherwise allowed)
2. Provide natural visual buffers between adjacent developments when feasible

- e. **Wildlife Habitat**

1. Preserve significant habitat areas including riparian areas, wetlands, migration corridors, or other special habitat areas.

- f. **Fire Hazard**

1. Provide for an adequate fire water supply

2. Provide fire breaks, or alternative fire containment techniques within heavily forested areas
3. Provide for emergency vehicle access to all residential structures.

g. **Potential Techniques**

The following techniques may be used to achieve these objectives:

1. Encourage community water systems where appropriate
2. Encourage community wastewater treatment systems where appropriate
3. Require liquid waste disposal systems as identified in the Bernalillo County Liquid Waste Ordinance
4. Revise the permit fees to fund an adequate inspection and enforcement, and remediation program for liquid waste disposal systems.
5. Encourage water harvesting and recharge/injection wells that meet state and EPA criteria to provide for aquifer recharge.
6. Require identification of topography, slope areas greater than 25 percent, ridgetops, and tree line which contribute to building constraints
7. Limit cut and fill areas for road and building construction
8. Develop a Joint Powers Agreement to work with the City Office of Neighborhood Services to develop a process for recognition and notification of neighborhood association in the East Mountain Area regarding applications for all types of land use changes.
9. Adoption of the 1991 Uniform Fire Code
10. Develop a remediation program for sub-standard and failed septic systems in the East Mountain Area
11. Develop a program to encourage and provide incentives for the retrofitting of existing plumbing fixtures, septic systems, and fireplaces/woodstoves
12. Develop a process for the notification of land owners regarding proposed major changes in land use policies in the East Mountain Area.

SUMMARY OF ADDITIONAL PLANS

The following plans shall be prepared by Bernalillo County in order to implement the policies outlined in this document. The plans have been listed in their order of priority.

1. Bernalillo County shall prepare a unified development code or package of individual code amendments that will implement the policies of this plan, including:
 - a. performance-based zoning, subdivision, and site plan criteria;
 - b. performance-based land division criteria;
 - c. liquid waste ordinance (99-1) consistent with groundwater protection policies of an approved Groundwater Protection Policy and Action Plan and recommendations from the US Soil Conservation Service; and,
 - d. fire or building code amendments necessary to protect health and public welfare in a forested environment.
2. Bernalillo County shall prepare and adopt a plan for commercial centers and an overall transportation network (Rank 3 or equivalent).
3. Bernalillo County shall prepare and adopt a Wastewater Services Option Plan for the East Mountain Area.
4. Bernalillo County shall prepare and approve an overall drainage management plan for the East Mountain Area.
5. Bernalillo County shall prepare and adopt an overall Natural Resources Plan (Rank 3 or equivalent) for the East Mountain Area including watershed protection, visual resources, wildlife corridors, open space/trail areas targeted for acquisition or designation, and recreational resources.
6. Following the preparation of the above plans and ordinances, Bernalillo County shall prioritize and prepare specific (Rank 3 or equivalent) plans for neighborhoods or subareas within the East Mountain Area.

REVIEW AND EVALUATION

Periodic review and evaluation is critical to the successful implementation of the East Mountain Area Plan. Bernalillo County Zoning, Building and Planning Department shall review the East Mountain Area Plan every five years. This review shall focus upon action items and recommendations completed, usefulness of the plan to the County Planning Commission and staff, and demographic changes in the area. This will allow the County to evaluate the plan's effectiveness and identify areas in need of modifications and/or revisions.